



CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	DECEMBER 18, 2007	AGENDA REQUEST NO:	IV A
INITIATED BY:	MIKE HOBBS, DIRECTOR OF PUBLIC WORKS	RESPONSIBLE DEPARTMENT:	PUBLIC WORKS
PRESENTED BY:	MIKE HOBBS, DIRECTOR OF PUBLIC WORKS	DEPARTMENT HEAD:	MIKE HOBBS, DIRECTOR OF PUBLIC WORKS <i>mh</i>
		ADDITIONAL DEPARTMENT HEAD (S):	DANNIE A. SMITH, FIRE CHIEF <i>D. A. Smith</i>
SUBJECT / PROCEEDING:	FIRE STATION NO. 7 – AUTHORIZATION TO ENTER INTO CONTRACT WITH NEWLAND DEVELOPMENT FOR ACQUISITION OF LAND		
EXHIBITS:	SITE MAP LETTER FROM NEWLAND		
CLEARANCES		APPROVAL	
LEGAL:	N/A	EXECUTIVE DIRECTOR:	N/A
PURCHASING:	LYNDA SYMANK, <i>LS</i> DIRECTOR OF FISCAL SERVICES	ASST. CITY MANAGER:	KAREN H. GLYNN, P.E. <i>KG</i>
BUDGET:	BRYAN GUINN, <i>BG</i> BUDGET MANAGER	CITY MANAGER:	ALLEN BOGARD <i>KG</i> /FOR AB
BUDGET			
EXPENDITURE REQUIRED: \$		NOT TO EXCEED \$75,000	
AMOUNT BUDGETED/REALLOCATION: \$		296,000 (UNENCUMBERED) IN CIP MU0703	
ADDITIONAL APPROPRIATION: \$		N/A	
RECOMMENDED ACTION			
Staff requests authorization for the City Manager to enter into a contract with Newland Texas for the purchase of a 1.75 acre site not to exceed \$75,000 for a future fire station.			

EXECUTIVE SUMMARY

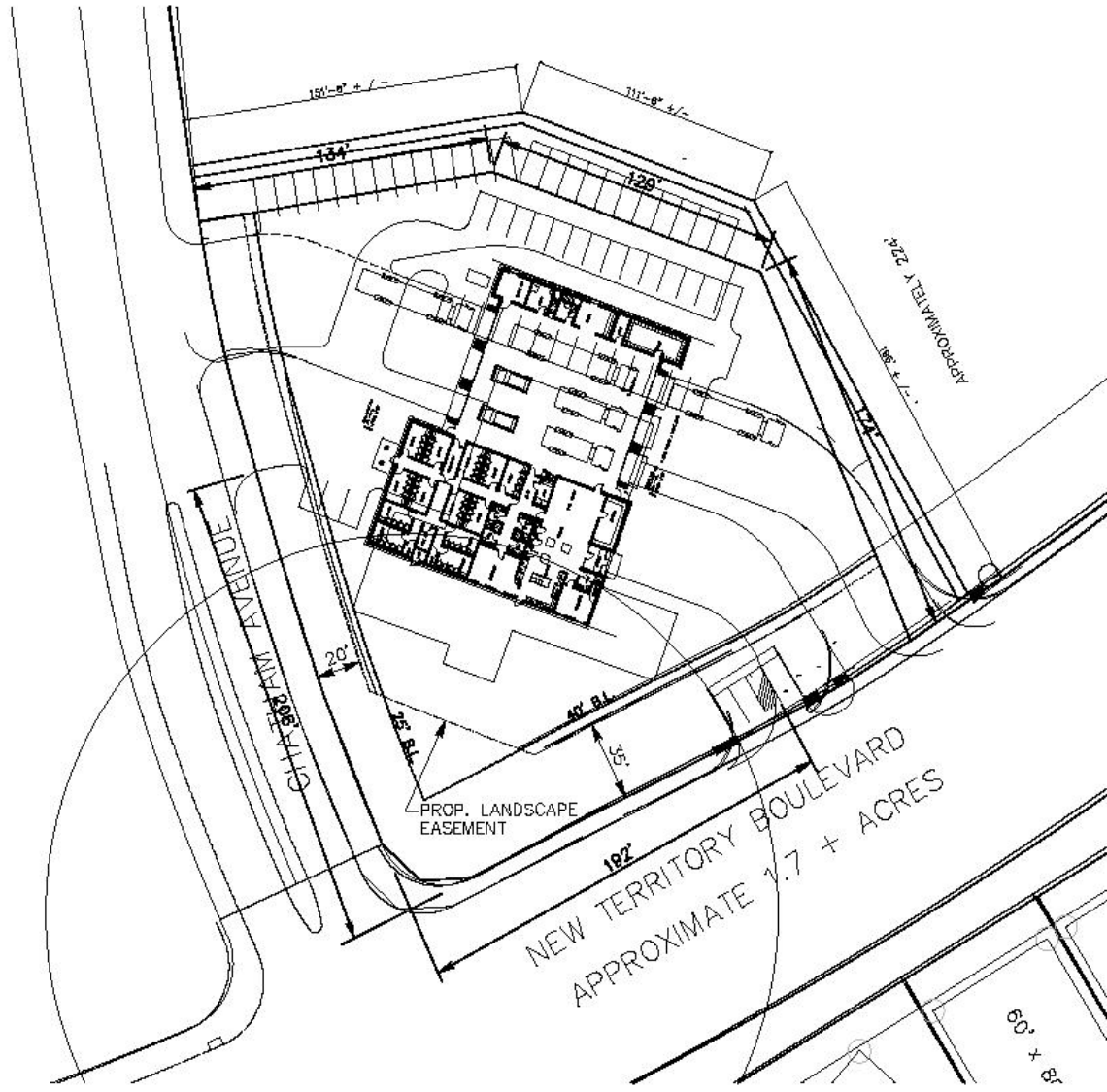
Staff is requesting authorization by the City Council for the acquisition of property in Telfair on which to locate the City's future Fire Station No. 7. This acquisition is in accordance with the City's development agreement with Newland Texas, developer of the Telfair subdivision. The acquisition of the station site will also satisfy the conditions of the recently executed SPA with New Territory which specifies acquisition of a station site by January 2008.

Per the terms of the development agreement, the City was given the right to purchase 1.5 acres of property for this use. In working with the Fire Department and Newland, the optimum location for the site has been determined in the northeast quadrant of the intersection of New Territory Boulevard and Chatham Avenue. While the development agreement specifies a site of 1.5 acres, an architect, retained by the Fire Department to examine the site plan for building on the property, has recommended the City acquire a site of 1.75 acres. The need to acquire the additional quarter acre is necessitated by the requirement to accommodate ingress and egress to the site and building by large fire apparatus.

The development agreement specifies that the City will be able to purchase the site for the same cost initially paid by Newland in acquiring the site plus reasonable carrying costs. In addition, Newland has provided a cost for the additional .25 acres as outlined on the attached letter. We have reviewed this cost with our land appraiser and are recommending acceptance of this purchase price.

Staff requests authorization for the City Manager to enter into a contract with Newland Texas for the purchase of a 1.75 acre site not to exceed \$75,000. Funding is available in CIP MU0703, which has an unencumbered balance of \$296,000.

EXHIBITS





December 13, 2007

Mr. Mike Hobbs
Director of Public Works
City of Sugar Land
P.O. Box 110
Sugar Land, Texas 77487-0110

Re: 1.753 acre fire station site located at the northeast corner of the intersection of New Territory Blvd. and Chatham Ave.

Dear Mr. Hobbs:

In accordance with the Development Agreement between the City of Sugar Land, Texas (the City) and NNP- Keepsake, L.P. (Telfair), Section 4.10, Telfair is required to sell 1.5 acres for a fire station site. Also according to the most recent layout provided by the City an additional .253 acres of adjacent property is required to accommodate the fire station layout addressed in your December 7, 2007 email.

Telfair is required to sell the 1.5 acres in accordance with the rules of the TCEQ. I have attached the calculation for the purchase price of the 1.5 acres for your review. That amount is \$45,997.92.

The additional .253 acres will require a purchase price of \$2.50 per sq. ft. or \$27,551.70. The combine purchase price will be \$73,549.62 if this property is closed by January 15, 2008. The total purchase price for the referenced tract should not exceed \$75,000.00 if purchased by no later than April 15, 2008.

Please let me know if you are in agreement with the above and we will proceed with the contract for the purchase the referenced property.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Travis Stone, Jr.", is written over the word "Sincerely,".

E. Travis Stone, Jr.
Senior Vice President